

Urban Residential Renovation Triple Decker (3 condominium units) Cash Flow			
	Existing Home (3 units)	Stretch Code Renovation Upgrades (3 units)	
	Baseline	Upgrade 1	Upgrade 2
HERS Index Modeled in REM/Rate	143	85	80
Improvement Measures (changes relative to base case)	<ul style="list-style-type: none"> - Unconditioned basement - No foundation wall or frame floor insulation - No wall insulation - R-10 ceiling insulation - (3) Gas boilers .80 AFUE - (3) Gas tanks .59 EF - No CAC/ducts (boiler) - No mechanical ventilation - Existing vinyl replacement windows - 10.73 air changes/hour @ 50 Pascals 	<ul style="list-style-type: none"> - Wall insulation R13 G1 - Ceiling insulation R30 G2 - Finished basement with R13 G2 - Air infiltration: 5 air changes/hour @ 50 Pascals - Bath fan 	<ul style="list-style-type: none"> - All measures in Upgrade 1 - (3) Gas Boiler with 86% AFUE
Improvement Costs		\$ 14,847	\$ 29,395
Mortgage Interest Rate		6%	6%
Loan Term (Years)		30	30
Annual Incremental Mortgage Payment		\$ 1,079	\$ 2,135
Annual Energy Costs	\$ 9,719	\$ 6,992	\$ 6,682
Annual Energy Savings from Baseline		\$ 2,727	\$ 3,037
Annual Cash Flow		\$ 1,648	\$ 902

Draft summary of analysis completed for the City of Cambridge by Vermont Energy Investment Corporation (VEIC) in 2009.